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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

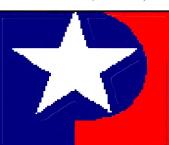
Total Card / Total Parcel

USE VALUE:

1,382,100 / 1,382,100

ASSESSED:

1,382,100 / 1,382,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
62		KENSINGTON PK, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: FICKLER JEREMY & STACY	
Owner 2:	
Owner 3:	

Street 1: 62 KENSINGTON PK

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CHEN CHONGZI &amp; -

Owner 2: JEKABSONE AGNESE -

Street 1: 186 FLORENCE AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Clapboard Exterior and 3705 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 540,000

Spl Credit

Total: 540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 6	- Colonial			Full Bath: 2	Rating: Average			PDAS.												
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average															
Foundation: 1	- Concrete			A 3QBth: 1	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average															
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:															
Sec Wall: 1		%		OthrFix: 1	Rating:															
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1												
Color: BLUE				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Average															
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:															
Grade: B+ - Good (+)				<b>CONDOS INFORMATION</b>																
Year Blt: 2017	Eff Yr Blt:			Location: 1																
Alt LUC:		Alt %:		Total Units: 1																
Jurisdct: G19		Fact: .		Floor: 1																
Const Mod:				% Own: 1																
Lump Sum Adj:				Name: 1																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: AV - Average	1.2 %			Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2	- Plaster			Functional: 1				Interior:	1	8	4									
Sec Int Wall: 1		%		Economic: 1				Additions:												
Partition: T - Typical				Special: 1				Kitchen:												
Prim Floors: 3	- Hardwood			Override: 1				Baths:												
Sec Floors: 1		%		Total: 1.2	%			Plumbing:												
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:												
Subfloor: 1				Basic \$ / SQ: 125.00				Heating:												
Bsmnt Gar: 1				Size Adj.: 0.97802246				General:												
Electric: 3	- Typical			Const Adj.: 0.99989998				<b>COMPARABLE SALES</b>												
Insulation: 2	- Typical			Adj \$ / SQ: 122.241				Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext: S				Other Features: 126299																
Heat Fuel: 2	- Gas			Grade Factor: 1.46																
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod: 1																
% Heated: 100		% AC: 100		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 852296																
% Com Wall		% Sprinkled: 1		Depreciation: 10228					Juris. Factor: 1.00	Before Depr: 178.47										
				Depreciated Total: 842069					Special Features: 0	Val/Su Net: 169.13										
									Final Total: 842100	Val/Su SzAd: 263.07										
<b>MOBILE HOME</b>				WtAv\$/SQ: 1	AvRate: 1	Ind.Val: 1														
Make: 1		Model: 1																		
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #: 1	Year: 1	Color: 1														
<b>PARCEL ID</b> 136.0-0003-0008.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N Total Yard Items: 1 Total Special Features: 1 Total: 1																				
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																				
																				